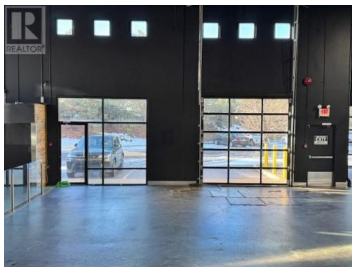
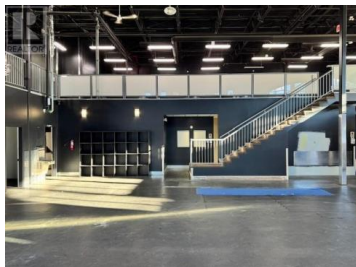


## 2476 Westlake Road 9 West Kelowna British Columbia

West Kelowna Estates

# \$1,479,425



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

For Sale: 5-Unit Strata Complex in West Kelowna's Industrial Hub - Individual Units Available: Unit 9: 3,481 sq. ft. (main floor + second floor) 2476 Westlake Road, West Kelowna, BC A rare opportunity to own individual strata units in a versatile 5-unit industrial complex located in West Kelowna's prime industrial district. This 15,654 sq. ft. property, featuring a 12,088 sq. ft. main floor and 3,566 sq. ft. mezzanine, offers customizable spaces ideal for a variety of business needs. Situated minutes from downtown Kelowna. Property Highlights: Unit Sizes: oUnit 6: 2,400 sq. ft. oUnit 7: 3,232 sq. ft. (main floor + second floor) oUnit 8: 3,275 sq. ft. (main floor + second floor) oUnit 9: 3,481 sq. ft. (main floor + second floor) oUnit 10: 3,266 sq. ft. (main floor + second floor) Zoning: I-1 Light Industrial for diverse business applications. Ideal for commercial service, light manufacturing, warehousing, education facilities and fitness centers. Key Features: oOverhead doors (14 x 16 ft) for easy logistics. oHigh-quality construction (built in 2005) with natural light-filled spaces. Parking & Accessibility: Ample on-site parking (id:6769)

### Steven Harvey

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